



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
APPLICATION FOR AN ENVIRONMENTAL
INITIAL STUDY (AEIS)

For Applications NOT Covered By A Previously Completed CEQA Document

NOTE: IF THE PROPOSED PROJECT WAS CONSIDERED IN A PREVIOUS CEQA DOCUMENT (NEGATIVE DECLARATION OR EIR) WHICH HAS RECEIVED PREVIOUS ENVIRONMENTAL REVIEW, DO NOT COMPLETE THIS FORM. COMPLETE DPLU FORM #366 FOR AN ENVIRONMENTAL REVIEW UPDATE.

SUBMIT FOUR (4) COMPLETED COPIES TO THE DPLU ZONING COUNTER

FOR COUNTY USE ONLY:

Project Number(s): P 12-010, Rez, 12-005 ER 12021004

THIS FORM IS BEING COMPLETED BY:

Patrick Brown

Name (Please Print)

NA

Permitting Manager, Soitec Solar Development

6-11-2012

Agency (If applicable)

Title

Date

4250 Executive Square Suite #770

Address

San Diego, CA 92037

(619-733-2649

NA)

City

State

Zip

Telephone Number

Fax Number

Tierra Del Sol Rd, 658-120-03-00, 658-090-31-00, 658-090-55-00, 658-120-02-00, 658-090-54

Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: Patrick P. Brown

Date: 6/11/12



DPLU-367 (12/09)

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123 • (858) 565-5981 • 1-888-267-8770 • www.sdcounty.ca.gov/dplu/

GENERAL PROJECT INFORMATION _____

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are *anticipated at this time*.

DEPARTMENT OF PLANNING AND LAND USE ISSUED PERMITS:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit | <input type="checkbox"/> Parcel Map Modification |
| <input type="checkbox"/> Grading and Clearing | <input type="checkbox"/> Reclamation Plan |
| <input type="checkbox"/> Lot Area Averaging | <input checked="" type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> Road Opening |
| <input checked="" type="checkbox"/> Amendment to the Preserve | <input type="checkbox"/> Road Vacation |
| <input type="checkbox"/> Cancellation | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Final Map Modifications | <input type="checkbox"/> Tentative Map |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Habitat Loss Permit | <input type="checkbox"/> Resolution Amendment |
| <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Revised Map |
| <input checked="" type="checkbox"/> Major Use Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Amendment of Conditions |
| <input type="checkbox"/> Minor Grading Permit | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Modification/Waiver | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Open Space Easement | <input type="checkbox"/> Other: _____ |
| Encroachment | |

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- | | |
|---|---|
| <input checked="" type="checkbox"/> County Right of Way Permits | <input checked="" type="checkbox"/> Improvement Plans |
| <input checked="" type="checkbox"/> Construction Permit | <input type="checkbox"/> Map Modification |
| <input checked="" type="checkbox"/> Encroachment Permit | <input type="checkbox"/> Remandment of Relinquished Access Rights |
| <input checked="" type="checkbox"/> Excavation Permit | <input type="checkbox"/> Condemnation of Right-of-Way |
| <input checked="" type="checkbox"/> Grading Permit | |
| <input type="checkbox"/> Grading Permit Plan Change | |

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- | |
|--|
| <input type="checkbox"/> Exploratory Borings, Direct-push Samplers, and Cone Penotrometers Permits |
| <input checked="" type="checkbox"/> Groundwater Wells and Exploratory or Test Borings Permit |
| <input type="checkbox"/> Septic Tank Permit |
| <input type="checkbox"/> Underground Storage Tank Permit |
| <input checked="" type="checkbox"/> Water Well Permit |

I. PROJECT APPROVALS (cont.)

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are **anticipated at this time**.

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit http://www.dot.ca.gov/hq/traffops/developserv/permits/	CalTrans	
<input checked="" type="checkbox"/>	401 Permit - Water Quality Certification http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill http://www.swrcb.ca.gov/rwqcb1/Program_Information/wq_wetcert.html	US Army Corps of Engineers (ACOE)	
<input type="checkbox"/>	1603 – Streambed Alteration Agreement http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp	CA Department of Fish and Game (CDFG)	
<input type="checkbox"/>	Section 7 - Consultation or Section 10a Permit – Incidental Take http://www.fws.gov/	US Fish and Wildlife Services (USFWS)	
<input checked="" type="checkbox"/>	Air Quality Permit to Construct http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV	APCD	
<input checked="" type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	General Construction Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	Water District Approval	Designated Water District	
<input type="checkbox"/>	Sewer District Approval	Designated Sewer District	
<input type="checkbox"/>	School District Approval	Designated School Districts	
<input type="checkbox"/>	Others:		

II. CODE ENFORCEMENT/VIOLATION ISSUES

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

None

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

See Attached Project Description

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

1. LAND USE: YES ☒ NO ☐ UNKNOWN ☐ Will the project be a land use not presently existing in the surrounding neighborhood?

Solar Farm permitted with a MUP

2. AGRICULTURE RESOURCES: ☐ ☒ ☐ Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:

3. POPULATION AND HOUSING: ☐ ☒ Will existing housing be removed to allow construction of the proposed project?

4. GEOLOGICAL ISSUES: ☐ ☒ ☐ Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?

5. WATER RESOURCES: ☒ ☐ Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)?
(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)

Yes, a groundwater study will be provided the next submittal

- ☒ ☐ ☐ Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps)

Indicated on the plot plans

- ☐ ☒ ☐ Will the project require new stormwater/drainage facilities?

6. AIR QUALITY: ☐ ☒ ☐ Will the project generate smoke, fumes, or odors?

Only construction emissions

7. TRANSPORTATION/
CIRCULATION: ☒ ☐ ☐ Will the project affect pedestrians or horse riders or
vehicular traffic (including bicycles) in the immediate
area?

Only during construction

☐ ☒ ☐ Is there any traffic congestion during commute hours at
any nearby street intersections providing access to the
project that will be substantially affected? If yes, list the
intersection(s):

8. BIOLOGICAL
RESOURCES: ☒ ☐ ☐ Will the project require the removal of natural vegetation
(excluding landscaping and agriculture)?

See Bio Report

☐ ☒ ☐ Has the project site been cleared/graded in the past 5
years prior to the submittal of this application? If yes,
explain and include details as to the extent, times, and
reasons for clearing or Permit Number:

☐ ☒ ☐ Are there any known or identified unique, rare,
threatened, or endangered animals or plants residing on
the site or in close proximity?

☐ ☒ ☐ Are there any existing Biological Open Space
Easements on the project site or affected by project
improvements off-site?

9. HAZARDS: ☒ ☐ ☐

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):

See attached Phase One Environmental Site Assessment (ESA Phase One)

☐ ☒ ☐

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

9. HAZARDS (cont.): ☐ ☒

Will the project involve the burning of wastes? If yes, explain what materials will be burned:

10. NOISE: ☐ ☒ ☐

Will the project cause a substantial change in existing noise levels in the vicinity?

See attached Noise Study

☐ ☒ ☐

Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?

11. PUBLIC SERVICES: ☐ ☒

Will the project involve the siting of any schools?

12. UTILITIES AND SERVICES: ☐ ☒

Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?

☒ ☐ ☐

Will the project require annexation to any service agency?

Just Participation in the Community Facilities District County (CFD) See Fire Protection Plan

13. AESTHETICS (INCLUDES LANDFORMS): ☒ ☐ ☐

Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?

See Visual Analysis

- ☐ ☒ ☐

Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?

- ☐ ☒ ☐

Will the project introduce glare, reflecting materials or unusually bright colors?

14. CULTURAL AND HISTORICAL RESOURCES: ☒ ☐ ☐

Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?

See Attached Cultural Study

14. CULTURAL AND HISTORICAL RESOURCES (cont.): ☐ ☒ ☐

Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.

- ☐ ☒ ☐

Are there any existing Archaeological Open Space Easements on the project site?

15. MISCELLANEOUS ☒ ☐

Have all known easements including all easements on the property Title report been shown? (Show all easements on site/plot plans or maps)

Yes, See attached Plot Plan

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

1. STREETS: YES ☐ NO ☒ Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe:

2. EXTENSION OF UTILITY LINES: ☒ ☐ Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:

A 138 kV generation Tie Line, which will be used to connect the project with the Boulevard Substation.

3. DRAINAGE/ STORMWATER/ FLOOD CONTROL : ☐ ☒ Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities** proposed? If yes, describe:

See Drainage Study

4. PATHS: ☒ ☐ Are pedestrian and/or bicycle paths proposed?

Yes Trail Easement per DPR

VI. GRADING: **DO NOT** complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

- YES ☒ NO ☐ Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: cubic yards Max cut slope ratio: Max. height: ft.

Vol. of fill: cubic yards Max fill slope ratio: Max. height: ft.

If soil is to be imported/exported please describe the source of import/export location, if known.
(Use additional sheets if necessary):

See Grading Plan

B. Industrial Waste

1. YES NO UNKNOWN
 ☐ ☒ ☐

Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.

2. ☐ ☒ ☐

Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?

If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (*Use additional sheets if necessary*):

a. What type of material (s):

b. How often?

C. Miscellaneous

1. YES NO UNKNOWN
 ☒ ☐ ☐

Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?

Minor Glare See Visual Analysis

2. ☐ ☒ ☐

Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)

3. ☐ ☒ ☐

Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (*Use additional sheets if necessary*)